

**Preliminary land Use Service (PLUS)****Delaware State Planning Coordination**

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)  
[datamil.udel.edu/](http://datamil.udel.edu/)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

- |   |   |                                       |                     |
|---|---|---------------------------------------|---------------------|
| 1. Project Title/Name:  | Cheswold Village  |                                       |                     |
| 2. Location:  | East side of US Route 13 and south side of Simms Woods Road |                                       |                     |
| 3. Parcel Identification #:   | 4-00-04700-01-44.00;  | 4. County or Local Jurisdiction Name: | Kent County         |
|   | 01 & 02   |                                       |                     |
| 5. Owner's Name:  | Church of God in Christ, Inc.                               |                                       |                     |
| Address:  | P.O. Box 533  |                                       |                     |
| City:   | Dover   | State:                                | Delaware            |
|   |   | Zip:                                  | 19903               |
| Phone:  | 302-677-0832  | Fax:                                  |                     |
|   |   | Email:                                |                     |
| 6. Applicant's Name:  | Trout, Segall & Doyle                                       |                                       |                     |
| Address:  | 219 Village Square, Village of Cross Keys                   |                                       |                     |
| City:   | Baltimore   | State:                                | MD                  |
|   |   | Zip:                                  | 21210               |
| Phone:  | 410-435-4000  | Fax:                                  | 410-435-4277        |
|   |   | Email:                                | lad@troutsegall.com |
| 7. Engineer/Surveyor Name:  | Frederick Ward Associates, Inc.                             |                                       |                     |
| Address:  | 5 South Main Street, P.O. Box 727                           |                                       |                     |
| City:   | Bel Air   | State:                                | MD                  |
|   |   | Zip:                                  | 21014               |
| Phone:  | 410-838-7900  | Fax:                                  | 410-893-1243        |
|   |   | Email:                                | ksmall@fredward.com |
| 8. Please Designate a Contact Person, including phone number, for this Project: | Kevin Small - 410-838-7900                                  |                                       |                     |

**Information Regarding Site:**

9. Area of Project(Acres +/-): 54.45 Acres

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☒ Community ☐ Developing ☐ Environmentally Sensitive  
☐ Secondary Developing ☐ Rural

11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications."

No

12. Present Zoning: AC, BG &amp; IL

13. Proposed Zoning: BG

14. Present Use: Residential/Undeveloped

15. Proposed Use: Retail/Service Use

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:

Dairy Farm - Pesticides for farming and illegal dumping

17. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐Kent ☒Sussex ☐Suburban ☐Inside growth zone ☒Town Center ☐Suburban reserve ☐Outside growth zone ☐Developing ☐Other ☐Environ. Sensitive Dev. District ☐Low Density ☐18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)

Service Provider Name: Tidewater Utilities

What is the estimated water demand for this project? ± 300 GPM

How will this demand be met? Extension of existing system

19. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)

Service Provider Name: Kent County

20. If a site plan please indicate gross floor area: 242,069 s.f.

21. If a subdivision: ☒ Commercial ☐ Residential ☐ Mixed Use

22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc.. N/A

23. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units:

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55) N/A

24. Present Use: % of Impervious Surfaces: 1% Proposed Use: % of Impervious Surfaces: 35%  
Square Feet: 17,900 s.f. Square Feet: 881,200 s.f.

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? 34.5 Ac. How much forest land will be removed? 7.2 Ac.

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres ☒ Non-tidal Acres 13.14 Acres

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☒ Yes ☐ No If "Yes", describe the impacts: Less than 5,000 s.f. of wetlands will be impacted to allow for access around buildings and to future development in rear.

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☒ Intermittent ☒ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☒ Yes ☐ No (Not natural)

Will there be ground disturbance within 100 feet of the water bodies ☒ Yes ☐ No If "Yes", please describe :



29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☒ Yes ☐ No

If yes, please list name: No name

30. List the proposed method(s) of stormwater management for the site: Surface retention pond, shallow marsh water quality facility and bioretention areas.

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Intermittant Stream

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 3.89 Acres 169,450 Square Feet

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stormwater Management

Where is the open space located? Along Route 13 and rear of site.

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they?

Extensions of utilities, road frontage improvements and interior roadways.

34. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected ± 13 Acres

Acres on-site that will be restored ± 0.2 Acres

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies 25' wide wetland buffer

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No

36. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 12384 daily trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 4%

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. 1 access point to U.S. Rt. 13 including 3 lanes (2 exit and 1 entering)



38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. The entrance road will connect to future development in the rear and eventually connect to Simms Woods Road.

40. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)  
☐ Sites (archaeological)  
☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☐ Yes ☒ No

If yes, please List them:

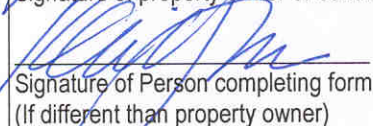
44. Please make note of the time-line for this project:

Anticipate 2 year design to construction completion timeline.

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

  
 Signature of property owner or contract buyer

4-29-04  
 Date

  
 Signature of Person completing form  
 (If different than property owner)

4/30/04  
 Date

This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



DEVELOPMENT SUMMARY

PREMISES ADDRESS: 4999 NORTH DUPONT HIGHWAY  
CHESWOLD, DELAWARE 19936

PARCEL 10: 4-00-04700-01-4400-000  
OWNER: CHURCH OF GOD IN CHRIST  
DEED REF: D-262-253  
ZONING: IL & AC  
SITE AREA: 52.10 AC

PARCEL 10: 4-00-04700-01-4401-000  
OWNER: CHURCH OF GOD IN CHRIST  
DEED REF: D-267-3  
ZONING: BG  
SITE AREA: 2.79 AC

PARCEL 10: 4-00-04700-01-4402-000  
OWNER: CHURCH OF GOD IN CHRIST  
DEED REF: D-267-3  
ZONING: BG  
SITE AREA: 2.56 AC

TOTAL SITE AREA: 57.45 AC

BULK REGULATIONS:

AN APPLICATION FOR REZONING TO BG (GENERAL BUSINESS) WILL BE  
MADE FOR LOTS 1-5, LOTS 6 AND THE FUTURE DEVELOPMENT SITE WILL  
REMAIN AS AC (AGRICULTURAL CONSERVATION) ZONING.

AC (AGRICULTURAL CONSERVATION DISTRICT)

WIN FRONT YARD: 40 FT  
WIN SIDE YARD: 25 FT  
WIN REAR YARD: 40 FT  
SETBACK FROM MAJOR ROAD: 75 FT  
WIN LOT WIDTH: 60 FT  
MAX BUILDING HEIGHT: 35 FT (RESIDENTIAL) 80 FT (NON-RESIDENTIAL)

BG (GENERAL BUSINESS DISTRICT)

WIN FRONT YARD: 60 FT  
WIN SIDE YARD: 20 FT  
WIN REAR YARD: 40 FT  
SETBACK FROM MAJOR ROAD: 75 FT  
MAX BUILDING HEIGHT: 35 FT

EXISTING IMPERVIOUS SURFACES: 0.41 AC (1%)  
PROPOSED IMPERVIOUS SURFACES: 20.23 AC (35%)

EXISTING FOREST: 34.58 AC

FOREST TO BE CLEARED: 7.21 AC

EXISTING WETLANDS: 13.14 AC

PROPOSED SWM FACILITY: 2.09 AC (POND AREA)

PARKING:

RETAIL STORE  
REQUIRED PARKING: 6.25 SPACES PER 1000 SQUARE FEET  
835000 SF = 519 SPACES  
PROVIDED PARKING: 227 SPACES (INCLUDING 8 HC SPACES)

DEPARTMENT STORE  
REQUIRED PARKING: 5.5 SPACES PER 1000 SQUARE FEET  
601000 SF = 330 SPACES  
PROVIDED PARKING: 1156 SPACES (INCLUDING 22 HC SPACES)

VICINITY MAP  
1"=2000'

LEGEND

- PROPERTY LINE
- EXISTING TREELINE
- NTW
- WETLANDS
- 25' STATE BUFFER
- C SOILS BOUNDARY
- WATERS OF U.S.
- EXISTING CONTOURS
- PROPOSED BUILDING
- ZONING

SITE DATA

- BOUNDARY FROM KENT COUNTY GIS TAX MAP.
- TOPOGRAPHY AERIAL SURVEYED BY FREDERICK WARD ASSOCIATES, INC., APRIL 2004.
- SOILS BOUNDARY AND INFORMATION FROM SOIL SURVEY OF KENT COUNTY, DELAWARE, USDA.
- WETLAND DELINEATION AND LOCATION PERFORMED BY FWA, FEBRUARY 2004.
- WATER SERVICE TO BE ACQUIRED FROM TIDEWATER UTILITIES, INC.
- SEWER SERVICE TO BE ACQUIRED FROM KENT COUNTY. A SANITARY SEWER DISTRICT EXTENSION REQUEST WILL BE FILED.
- STORM WATER MANAGEMENT FOR QUANTITY AND QUALITY MEASURES WILL BE PROVIDED ON-SITE.
- WETLANDS DISTURBED WILL BE MITIGATED ON-SITE.

REVISIONS		
REV#	DATE	DESCRIPTION

NOT FOR  
CONSTRUCTION

OWNER  
CHURCH OF GOD IN CHRIST  
PO BOX 533  
DOVER, DELAWARE 19903

DEVELOPER  
TROUT, SEGALL & DOYLE  
SUITE 219, VILLAGE SQUARE  
VILLAGE OF CROSS KEYS  
BALTIMORE, MARYLAND 21210



FREDERICK WARD ASSOCIATES  
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS

P.O. Box 727, 5 South Main Street  
Bel Air, Maryland 21034-0727

410-819-2090

410-893-1243 fax

REGIONAL OFFICES  
Columbia, Maryland and Warrenton, Virginia

www.frederickward.com

PRELIMINARY LAND USE SERVICE PLAN  
CHESWOLD VILLAGE

ENGINEER'S SEAL

DELAWARE

DATE

5/3/04

SCALE

1"= 60'

DESIGNED BY

KLS

DRAWN BY

JMK

DRAWING NO.

PP1










SHEET 1 OF 1

FWA JOB NUMBER

2041045.00

# Preliminary Land Use Service (PLUS)

Cheswold Village  
2004-05-10

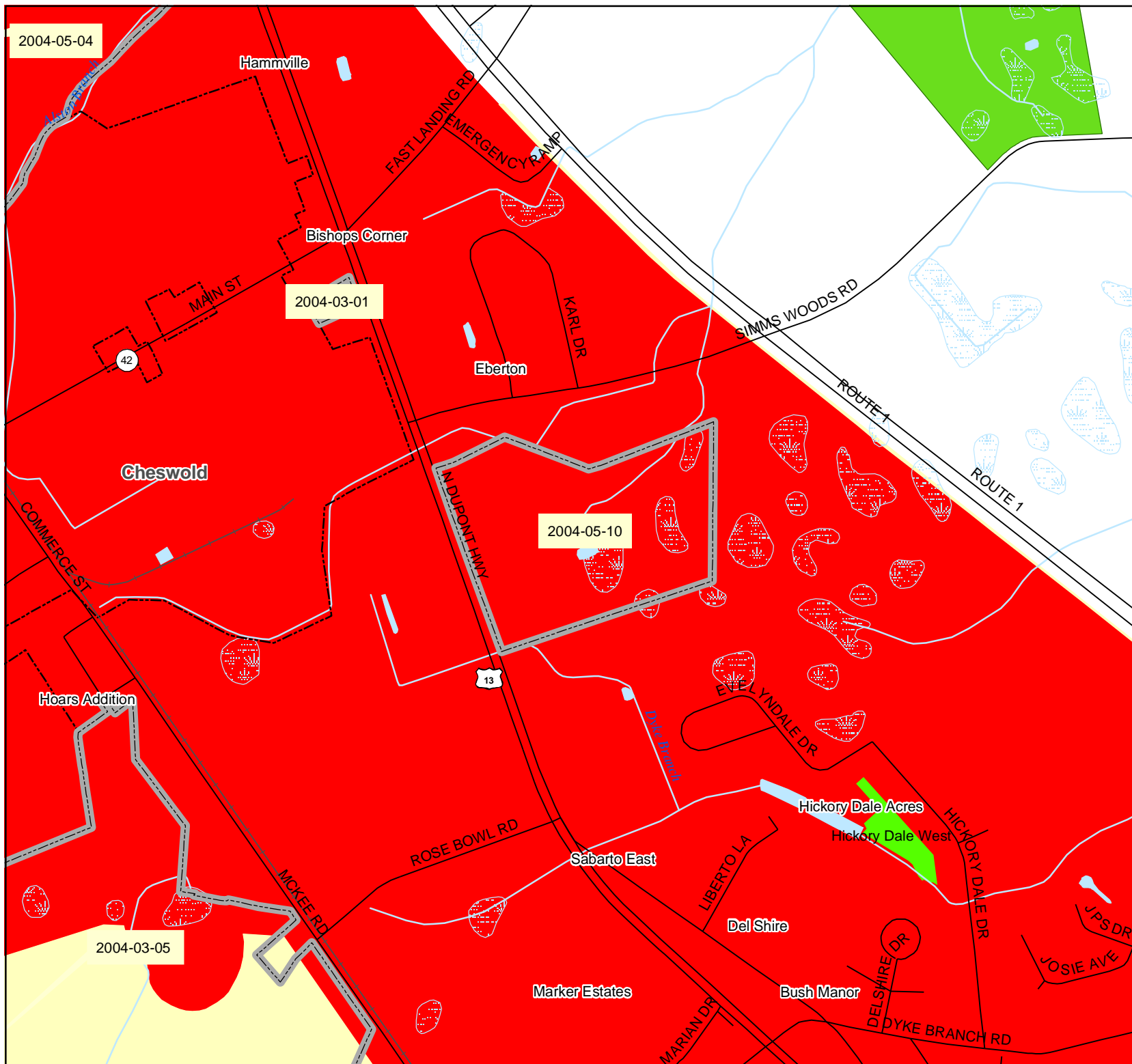
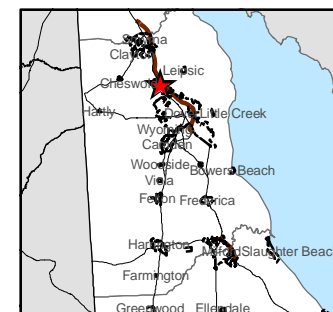
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive Rural

0 270 Feet 540 1,080

1:12,000



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[www.state.de.us/planning](http://www.state.de.us/planning)





**Cheswold Village**  
**2004-05-10**

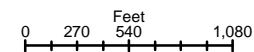
- 0 270 540 1,080
- Feet
- 





**Cheswold Village**  
**2004-05-10**

 Project Area  
 Municipalities



1:12,000



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